

1 MINUTES OF THE  
2  
3 February 21, 2008 Meeting of the  
4  
5 Easton Planning & Zoning Commission  
6

7 Members Present: John Atwood, Chairman, and members, Steve Periconi, Linda  
8 Cheezum and Tom Moore.  
9

10 Members Absent: Dan Swann.  
11

12 Staff Present: Tom Hamilton, Town Planner, Lynn Thomas, Long Ranger Planner, Zach  
13 Smith, Current Planner, and Stacie Rice, Planning Secretary.  
14

15 Staff Absent: None.  
16

17 Mr. Atwood called the meeting of the Planning & Zoning Commission to order at  
18 1:00 p.m. The first order of business was the approval of the minutes of the  
19 Commission's meeting of January 17, 2008. Upon motion of Mr. Periconi, seconded by  
20 Mrs. Cheezum, the Commission voted 4-0 to approve the January minutes.  
21

22 The first application discussed was **Rite Aid Pharmacy**. At the January meeting  
23 Rite Aid was before the Commission requesting approval of revised architecture for a  
24 proposed Rite Aid Pharmacy located next to the future Belk Department Store. At that  
25 time the Planning Commission did not approve the architecture of the proposed store.  
26 The applicants have submitted 2 options of revised architecture for the Commission's  
27 review. Mr. David McGlynn, architect explained to the Commission that the proposed  
28 brick is consistent with the brick used for Boaters World, they have incorporated pitched  
29 roofs, and they are proposing additional windows (spandrel glass) for the 2 front  
30 elevations. Mr. McGlynn stated that the proposed building incorporates elements of the  
31 Easton Marketplace shopping center including the proposed Belk Store. The  
32 Commission was pleased with the proposed architecture. Mr. Smith explained that the  
33 current signage on the proposed plan exceeds the Town's requirement. The applicants  
34 are aware of this and will bring the signage into compliance. Upon motion of Mr.  
35 Periconi, seconded by Mr. Moore the Commission voted 4-0 to approve the architecture  
36 as presented on drawing (Sk-1 with metal roof shown).  
37

38 The next item discussed was **West Marine** requesting sketch site plan review for  
39 2,000 square foot addition and a parking waiver of 10 spaces. The property is located at  
40 8226 Ocean Gateway. The site is currently developed with a West Marine retail store.  
41 They proposed to construct an addition onto the rear of the store overtop of an existing  
42 parking area. Mr. Bill Stagg, explained that the proposed addition will be sided in CMU,  
43 the same siding as the existing building and maintain the same blue metal fascia along the  
44 roof line. The applicant is proposing to add additional landscaping to meet the Town's  
45 standards. The site currently has 22 parking spaces. The applicant proposes to construct  
46 the addition over some of the existing parking. The number of spaces proposed

5 post construction is 13 (net loss of 9 spaces). The ordinance requires (existing and  
6 proposed) 23 spaces; the applicant is requesting a wavier of 10 parking spaces. Upon  
7 motion of Mr. Moore, seconded by Mrs. Cheezum the Commission voted 4-0 to approve  
8 the sketch site plan for a 2,000 square foot addition, waiving all but 13 parking spaces,  
9 and conditioned on the applicant receiving a Variance from the Board of Zoning Appeals.  
10

11 The next item on the agenda was **8646 Commerce Drive** requesting sketch site  
12 plan review to add 6,564 square feet of new flex space. The property is located on the  
13 west side of Brooks Drive, the former McCrea Automotive Repair. Mr. Robert Arnouts,  
14 applicant, and Chuck Callahan, owner, explained that the property is a 40,000 square foot  
15 lot in Glebe Business Park. The property is zoned select industrial. The new  
16 construction on the site is proposed to have metal siding with metal roofs. There will be a  
17 limited number of windows and several entry and roll up doors. The proposed building  
18 design is consistent with the existing development on this site and some of the other  
19 industrial properties in the surrounding area. Mr. Callahan stated that the addition would  
20 be used for the offices of West & Callahan Construction Company. Upon motion of Mrs.  
21 Cheezum, seconded by Mr. Moore the Commission voted 4-0 to approve the sketch site  
22 plan as presented.  
23

24 The next item was **Talbot County Senior Center** requesting PR sketch site plan  
25 approval to demolish existing senior center and adjacent residential structure and to  
26 construct a 7,600 square foot 3 story senior center and associated parking. The property  
27 is located at 400 Brookletts Avenue south side of Brookletts Avenue, east side of Higgins  
28 Street. Mr. Tim Glass, applicant, and Lauren Dianich, architect were present at the  
29 meeting. Mr. Glass explained that the site consists of 2 parcels. One parcel is the site of  
30 the former Talbot Senior Center (temporarily relocated to Maryland Avenue). This  
31 parcel fronts on Brookletts Avenue and is zoned I-1. The existing conditions on the site  
32 are near 100% lot coverage, with a single story building and a parking lot. Adjoining this  
33 parcel to the south is a residential lot, which is also included as part of this proposed  
34 development. This site is zoned R-7A and is currently improved with a vacant single  
35 family detached structure. Mr. Glass stated that they proposed to demolish both  
36 structures and construct a new senior center and parking lot. The building will be located  
37 at the northwest corner of the site. The main parking lot will be located behind the  
38 building on the current residential property. Ms. Dianich, of Atelier 11 explained that the  
39 proposed building will be 2 stories with flat and gable roofs. The building will be sided  
40 with brick and have a generous proportion of windows, doors and other architectural  
41 details. Ms. Dianich stated that the approximate height of the building is 36'. They  
42 propose a decorative gazebo on the flat roof which will cover the roof top mechanical  
43 equipment. They are proposing to have façade plantings around the building, as well as  
44 street trees and parking lot trees throughout the site. They proposed 39 parking spaces.  
45 They will be located at the side and rear of the building and generally screened from  
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4 public view. The main parking lot off of Higgins Street is adjacent to the rear yards of  
5 residential properties. Ms. Dianich stated they will have low scale lights in the parking  
6 lot, but the lights will shine downward and will not spill out to the neighboring  
7 properties. Mr. Glass also mentioned that there will be sidewalks surrounding the  
8 building, and the dumpster will be located in the rear of the site. Upon motion of Mr.  
9 Periconi, seconded by Mrs. Cheezum, the Commission voted 4-0 to make a finding that a  
10 *Senior Center* is similar to use *C.2 Civic, Service Clubs & Fraternal Organizations* in the  
11 *Zoning Ordinances Table of Permitted Uses*. The next motion by Mr. Periconi,  
12 seconded, by Mr. Moore, the Commission voted 4-0 to approve the PR site plan  
13 conditioned on the amendments to the PRD Overlay District becoming effective.  
14

15 The next item was from staff concerning a **temporary use** for **B & B Knives**. Mr.  
16 Meintzer explained that he operates a mobile knife company and would like to bring his  
17 mobile unit to the Amish Farmers Market on Saturdays. He stated that the mobile unit is  
18 enclosed and is approximately 40' long including the truck. Mr. Hamilton also brought  
19 up the issue of the Amish Farmers Market having Pig Roasts on the site. This item was  
20 tabled until the March meeting.  
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22 There being no further business the meeting was adjourned at 2:20 p.m. by  
23 motion of Mr. Periconi, seconded by Mrs. Cheezum.  
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25 Respectfully submitted,  
26

27  
28 Stacie S. Rice  
29 Planning & Zoning Secretary  
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